175.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,200 / 834,200
					USE VALUE:	834,200 / 834,200
					ASSESSED:	834,200 / 834,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
331		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANCASTER AMY
Owner 2:	VENKATACHALAN SRINIVASAN
Owner 3:	
Street 1:	331 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARK KRISTEN -
Owner 2:	HOPSON JUSTIN -
Street 1:	331 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Brick Veneer Exterior and 1860 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6680.000	399,900		434,300	834,200
Total Card	0.153	399,900		434,300	834,200
Total Parcel	0.153	399,900		434,300	834,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.49 /Parcel: 448.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117732

GIS Ref

GIS Ref

Insp Date 07/19/18

!13695!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	399,900	0	6,680.	434,300	834,200		Year end	12/23/2021
2021	101	FV	387,700	0	6,680.	434,300	822,000		Year End Roll	12/10/2020
2020	101	FV	448,200	0	6,680.	434,300	882,500	882,500	Year End Roll	12/18/2019
2019	101	FV	344,000	0	6,680.	428,100	772,100	772,100	Year End Roll	1/3/2019
2018	101	FV	344,000	0	6,680.	328,800	672,800	672,800	Year End Roll	12/20/2017
2017	101	FV	344,000	0	6,680.	310,200	654,200	654,200	Year End Roll	1/3/2017
2016	101	FV	344,000	0	6,680.	285,400	629,400	629,400	Year End	1/4/2016
2015	101	FV	330,100	0	6,680.	266,800	596,900	596,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:34:25

LAST REV

Date	Time
10/16/20	08:53:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13695

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARK KRISTEN,	74225-584	1	3/3/2020		828,000	No	No		
HILLYGUS JOEL D	53072-477		6/25/2009		540,000	No	No		
CRAWLEY GEORGE	39738-274		6/30/2003		500,000	No	No		
CROWLEY GEORGE	15718-98		3/26/1999	Family		No	No		Y

USER DEFINED

Prior Id # 1:	117732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2001	50	Redo Kit	14,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2020	Field Review	DGM	D Mann
7/21/2020	SQ Returned	JO	Jenny O
7/19/2018	MEAS&NOTICE	CC	Chris C
3/16/2009	Inspected	372	PATRIOT
12/17/2008	Measured	336	PATRIOT
9/26/2003	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6680		Sq. Ft.	Site		0	70.	0.93	6									434,279						434,300	

Total AC/HA:	0.15335	Total SF/SM:	6680	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,279	Spl Credit		Total:	434,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.07351756
Adj $ / SQ:	188.402
Other Features:	85740
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491289
Depreciation:	91380
Depreciated Total:	399910

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

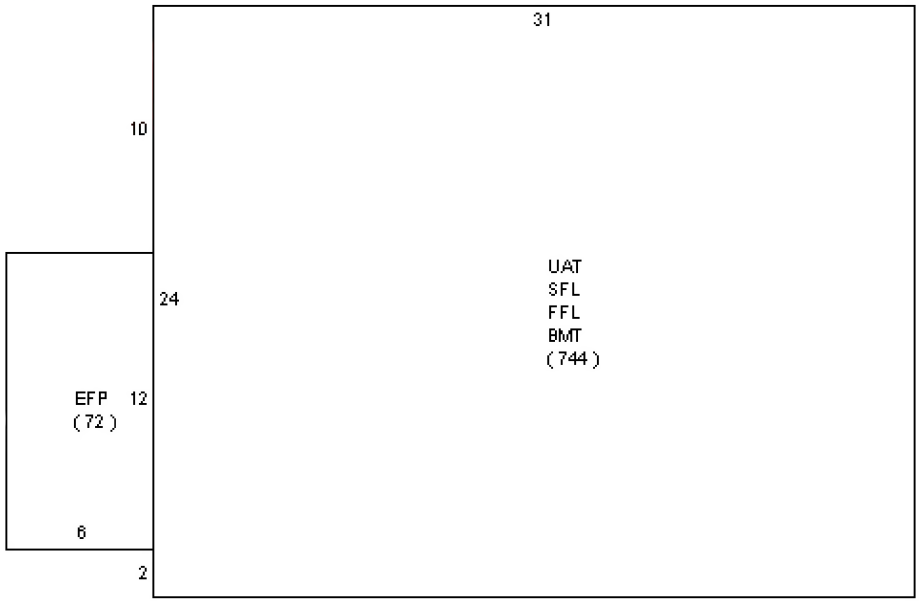
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	207.24
Special Features:	0	Val/Su Net:	160.60
Final Total:	399900	Val/Su SzAd	268.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	744	82.660	61,500
FFL	First Floor	744	188.400	140,171
SFL	Second Floor	744	188.400	140,171
UAT	Upper Attic	186	75.360	14,017
EFP	Enclos Porch	72	69.820	5,027
	Net Sketched Area:	2,490	Total:	360,886
Size Ad	1488	Gross Area	3048	FinArea 1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

175.0-0008-0007.0

IMAGE

AssessPro Patriot Properties, Inc